

PLANNING COMMISSION MINUTES

January 3, 2012

7:p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Von Hill, David Patton, Sean Monson, Michael Allen, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Chairman Tom Smith welcomed all those present and explained the purpose and procedures of the Planning Commission.

Michael Allen made a motion to approve the minutes for December 6, 2011 as amended. Dave Badham seconded the motion and voting was unanimous in favor.

1. Consider preliminary subdivision plat approval for Kensington Court Subdivision located at 640 E. 400 N., Brighton Homes, applicant.

Jim Boyden, representing Brighton Homes, was present. Paul Rowland explained that Brighton Homes is proposing a 12 lot subdivision located on the south side of 400 North at about 600 East. The property is bounded on the northeast by Stone Creek and was formerly owned by Chet Simmons. The subdivision will complete the long time dead end portion of 350 North and provide another access out to 400 North. This will help circulate the traffic flow in this area. The property is currently occupied by a couple of structures which will all be demolished to make room for the new development. A boundary line adjustment was approved by the Planning Commission at a prior meeting and is reflected on the proposed plat.

The subdivision is approximately 3.9 acres in size and is located in the R-4 zone which allows up to 4 units per acre. Minimum requirements for interior lots are 8,000 sq ft with 70 ft of frontage at the 25' setback line. Corner lots are required to have 80 ft of frontage along both street boundaries and at least 8,800 sq ft. All of the proposed lots easily meet these requirements. All sewer, culinary water, and irrigation water are stubbed to the end of 350 North and will be extended to provide service to the subdivision. The new roads will be graded so that the majority of the drainage will be to the north where the new 650 East meets 400 North. At that point the runoff water can be detained and piped into the existing Stone Creek channel.

Lots 6 and 12 are located adjacent to Stone Creek and have 20' wide creek access easements as required by Davis County Flood Control. All other lots have standard width public utility easements.

There is a slight bend or “wow” in the proposed 650 East alignment as it approaches 400 North. This is to help the street more closely align with the access to the LDS Church on the north side of 400 North. This bend may not exist in the final plat submittal, depending on further analysis.

Staff recommends preliminary approval of the Kensington Court Subdivision with the following conditions:

1. Any and all redlines be corrected.
2. Any and all fees be paid.

There was a lengthy discussion concerning the easement between Lots 11 & 12. The easement could cause some safety and liability issues. The Commission requested an additional condition be added as follows:

3. The 4’ wide private ingress/egress easement be removed from between Lots 11 and 12.

Von Hill made a motion to send to the City Council preliminary subdivision approval for Kensington Court Subdivision subject to the conditions outlined by Staff and the addition of #3 to the conditions. Beth Holbrook seconded the motion and voting was unanimous in favor.

2. Consider site plan approval for Rainey Homes located at 259 E. 500 S., Rainey Homes, applicants.

Brock Johnson, representing Rainey Homes, was present. Aric Jensen explained that Rainey Homes is requesting site plan approval for a 3,500 sq ft office building located at 265 East 500 South. The property is currently vacant, is approximately 0.25 acres, and is zoned Professional Office Neighborhood (PO-N).

The applicant is proposing a professional office building that would resemble a typical single family dwelling constructed by Rainey Homes. The main floor is approximately 1,700 sq ft, and has a covered front porch running about 60% of the front width. There is a full basement which contains mechanical equipment, storage, and a meeting area. The primary tenant of the building would be the applicant.

Storm drainage will sheet flow across the parking lot and out to 500 South. There is no storm drain system in 500 South, and therefore it is not practical to construct onsite detention. The applicant will be required to pay a storm drain fee based on the area impacted.

Parking is required at 1 stall per 300 feet of gross improved building area, which results in a minimum of 12 stalls. As proposed, the project would contain 14 stalls.

Staff recommends that the final landscape plan be submitted during the construction process, after 4-way approval, but prior to final occupancy.

The applicant is proposing exterior materials that don't meet the current provisions of the PO-N zone, but would meet them based on the revisions being considered by the Planning Commission. Any approval would be conditioned upon those modifications being adopted.

Staff recommends preliminary and final commercial site plan approval for the Rainey Homes Professional Office Building, with the following conditions:

1. The final landscaping plan must receive staff approval after 4-way inspection and prior to final occupancy.
2. Any and all redline corrections be made prior to building permit approval.
3. All fees, including storm drain fee, be paid in full.
4. The exterior treatments of the building are conditioned upon adoption of the proposed amendments to the PO-N zone.

Brock Johnson explained that his company is excited to move their business to Bountiful. The structure will be used as offices for their 6 employees, a reception room, and a conference room. The basement will be used for storage and mechanical equipment.

Sean Monson made a motion to recommend to the City Council preliminary and final site plan approval for Rainey Homes located at 259 E. 500 S. subject to the conditions set forth by Staff. Dave Badham seconded the motion and voting was unanimous in favor.

3. PUBLIC HEARING – Discuss revisions to Title 14, Bountiful Land Use Ordinance.

Aric Jensen presented the schedule for the Public Hearings to be held to discuss the revisions to Title 14, Bountiful Land Use Ordinance. Mr. Jensen explained the topics that will be discussed at each Public Hearing.

Chairman Tom Smith explained to all those present the procedure for conducting a public hearing.

The public hearing was opened for comments and concerns.

The following are the names and addresses of those present with comments regarding allowing residents to have chickens:

Michael Paey residing at 699 W. 3300 S.
Josh & Steffanie Holdstock residing at 3286 S. 200 W.
Harvey Johnson residing at 446 W. 3600 S.
Wendall Hall residing at 698 W. Park Circle.

Their comments and concerns are as follows:

Helps families to be self sufficient by providing food.
Helps families teach children responsibility.
Chickens are very good pets.
Odors can be controlled with proper cleaning.

Chicken manure is excellent for gardens.
Chickens are great for eating insects and bugs.
The only noise chickens create is a clucking sound which ends at dark.
Roosters are a nuisance and should not be allowed.
There should be a minimum amount allowed for residents.

After all those present expressed the concerns they asked if they could return on the date scheduled to discuss this issue. They left the meeting and will return on the scheduled date for further discussion.

Mr. Jensen continued with his presentation and explained page by page the proposed changes to Chapter 8, Professional Office (PO) and Chapter 19, Sign Regulations.

With each chapter there was a discussion and suggestions for Mr. Jensen to consider. Mr. Jensen will review all suggestion and make a draft copy for final review at a later date.

Todd Elkins, residing at 3415 Medford Dr., had an issue with signage. He feels that signage for businesses is different than for political signage. He feels that they should be created the same. He suggested that politicians use the same standards as a business.

The public hearing was closed without further comments.

4. Planning Director's report and miscellaneous business.

Mr. Jensen had no further business to discuss.

Meeting adjourned at 9:40 p.m.